

NAEA
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ESTATE AGENT VALUER

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16 Rowans Lane
Bryncethin
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Bridgend County.
CF32 9LQ

103,000



- * Ideal For First Time Buyer/Investor*
- One Bedroom Mid-Link Property
- Generous Size Front & Rear Gardens
- Hard Standing Parking
- No Ongoing Chain

Ref: PRA11481

General Description

One-bedroom mid-link property with driveway parking and enclosed rear garden. The property provides good access to all local facilities and amenities. The property also provides good access to Junction 36 of the M4 Motorway and the McArthur Glen Designer Outlet as well as good access to Bridgend Town Centre with all its facilities and amenities including a main line railway station. The property is offered for sale with uPVC double glazing and gas central heating, generous size front and rear gardens and hard standing parking at the front. The property is being sold with no ongoing chain and is an ideal purchase for a first-time buyer or an investor.

The property comprises of: - GROUND FLOOR: - Entrance; Open-Plan Lounge/Kitchen. FIRST FLOOR: - Landing; Master Bedroom; Bathroom. OUTSIDE: - Generous size gardens to front and rear with hard standing parking at the front.

Accommodation

Ground Floor

Entrance

Entrance to the property is via a uPVC half glazed front door.

Open Plan Lounge/ Kitchen (23' 11" x 11' 11") or (7.28m x 3.64m)

Kitchen Area

Range of wall and base units in pale blue and white, complimentary worktop, gas hob, sink unit, plumbed for automatic washing machine, space for fridge and freezer, splashback tiling, uPVC double glazed window to rear, wall mounted gas boiler, one double radiator, vinyl flooring, uPVC half glazed door to the rear, strip lighting.

First Floor

Landing

Fitted carpet, artexed ceiling, doors leading to the following: -

Master Bedroom (12' 0" x 13' 1") or (3.66m x 3.98m)

uPVC double glazed window to the front, fitted carpet, one radiator, artexed ceiling, small storage cupboard.

Bathroom

Three-piece suite in whisper grey with chrome fittings, half tiled walls around the sink and W.C. and bath area, uPVC double glazed window to the rear, artexed ceiling, one radiator, shaving light, door leading into a cupboard housing hot water tank, shelving and storage.

Outside

Front

Generous size open-plan garden laid to lawn and a hard standing parking.

Rear

Generous size enclosed rear garden with a patio area and garden laid to lawn, all new fencing, wooden shed to remain.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.